

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-07-0015

HLC DATE:

September 24, 2007

ZAP DATE:

December 4, 2007

CITY COUNCIL DATE: February 28, 2008

CITY COUNCIL DATE: March 6, 2008

APPLICANT: Terri Myers, Preservation Central

HISTORIC NAME: Harthan Street Local Historic District

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 600-610 Harthan Street; 1206 W. 6th Street.

ZONING FROM: SF-3-NP, SF-3-H-NP, MF-4-NP, MF-4-H-NP, and CS-CO-MU-NP

TO: SF-3-HD-NP, SF-3-H-HD-NP, MF-4-HD-NP, MF-4-H-HD-NP and CS-CO-MU-HD-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning changes from single family residence, neighborhood plan (SF-3-NP), single family residence – Historic, neighborhood plan (SF-3-H-NP), multi-family residence, neighborhood plan (MF-4-NP), multi-family residence – Historic, neighborhood plan (MF-4-H-NP) and commercial services, conditional overlay, mixed use, neighborhood plan (CS-CO-MU-NP) to single family residence, local historic district, neighborhood plan (SF-3-HD-NP), single family residence – Historic, local historic district, neighborhood plan (SF-3-H-HD-NP), multi-family residence, local historic district, neighborhood plan (MF-4-HD-NP), multi-family residence – Historic, local historic district, neighborhood plan (MF-4-H-HD-NP) and commercial services, conditional overlay, mixed use, local historic district neighborhood plan (CS-CO-MU-HD-NP) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning changes described above. Vote: 8-0 (Cuppett absent).

ZONING AND PLATTING COMMISSION ACTION: December 4, 2007 APPROVED STAFF'S RECOMMENDATION FOR SF-3-HD-NP, SF-3-H-HD-NP, MF-4-HD-NP, MF-4-H-HD-NP AND CS-MU-CO-HD-NP. [J.MARTINEZ, T.RABAGO 2ND] (7-1) S.HALE – NAY

DEPARTMENT COMMENTS: The Harthan Street Local Historic District is the city's first local historic district nomination. The owners of 85.42% of the land area within the district are in support of this application. A 60% level of support is required by the Land Development Code for consideration as a Local Historic District. Please see attached backup for all additional information.

CITY COUNCIL DATE: February 28, 2008
2008 (7-0)

ACTION: Postponed to March 6,

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Susan Villarreal

PHONE: 974-3524

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

Please see attached nomination.

PARCEL NO.s: Please see attached

LEGAL DESCRIPTION: Please see attached.

OWNER SUPPORT FOR HISTORIC DISTRICT

Case Number: **C14H-2007-0015** Date: Jan. 7, 2008

Total Area within the Historic District 92,960.14

1	<u>01-0801-0401</u>	<u>GRIFFITH STEPHEN</u> <u>BALIE</u>	<u>7824.51</u>	<u>8.42%</u>
2	<u>01-0803-1524</u>	<u>WAUGH NORMA</u> <u>GENE BARNWELL</u>	<u>8286.59</u>	<u>8.91%</u>
3	<u>01-0803-1525</u>	<u>MACNEILAGE PETER</u> <u>ORCHID WAYNE I &</u>	<u>16978.68</u>	<u>18.26%</u>
4	<u>01-0803-1526</u>	<u>JULIE J</u> <u>METTEAUER</u>	<u>8626.16</u>	<u>9.28%</u>
5	<u>01-0803-1527</u>	<u>MICHAEL S</u>	<u>17151.62</u>	<u>18.45%</u>
6	<u>01-0803-1535</u>	<u>MCCULLOCH ADA F</u>	<u>8557.04</u>	<u>9.21%</u>
7	<u>01-0803-1528</u>	<u>JHMBW L P</u>	<u>11982.30</u>	<u>12.89%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>

Validated By:

Stacy Meeks

Total Area of Petitioner:

79,406.91

Total %

85.42%

**City of Austin
Local Historic District**

Nomination:

Harthan Street Historic District

May 2007

Table of Contents

Appendix A- District Maps

Appendix B- History of the District

Appendix C- Inventory of Properties

Appendix D- Survey Sheets & Photographs

Appendix E- Building Histories (Ownership & Occupancy)

Appendix F- Character-Defining Features & Architectural Integrity

Appendix G- District Preservation Plan (with Design Standards)

Appendix H- Demonstration of Owner Support



CITY OF AUSTIN HISTORIC DISTRICT NOMINATION FORM

I. DISTRICT NAME

Harthan Street Historic District

II. GEOGRAPHICAL DESCRIPTION (General description of the district boundaries):

Harthan Street and the houses along it. Specifically--from the corner of West 6th Street and Harthan, north along Harthan to its terminus, including those parcels along Harthan and the houses upon them: Lot 4 and both parcels of the west 100 feet of Lot 5 of the Brooks & Shelley Subdivision; the adjacent 63x100 foot portion of Lot 1-Outlet-3-Division Z; and Lots 3-11 of the Taylor-Smith Subdivision. (Area: approx. 2.5 acres.)

III. PROPERTIES WITHIN THE DISTRICT

TOTAL: 10

CONTRIBUTING

TOTAL NUMBER: 9 % 90

RESIDENTIAL: 9 % 90

COMMERCIAL: 0 % 0

PUBLIC: 0 % 0

PARKS/PUBLIC LANDSCAPES: 0

NON-CONTRIBUTING

TOTAL NUMBER: 1 % 10

RESIDENTIAL: 1 % 10

COMMERCIAL: 0 % 0

PUBLIC: 0 % 0

PARKS/PUBLIC LANDSCAPES: 0

IV. PERIODS OF SIGNIFICANCE

Contributing properties within the district were built between:

ca. 1875-1930

NOMINATION SUBMITTED BY:

Name: Teri Myers
Company Name: Preservation Central, Inc.
(if applicable)
Address: 823 Harris Avenue
Austin, TX 78705
Telephone: (512) 478-0898 FAX: none
E-mail: terimyers@preservationcentral.com

NEIGHBORHOOD ASSOCIATION REPRESENTATIVE:

Neighborhood Association: Old West Austin
Name: Maureen Sirhal
Address: 602 Hartman Street
Austin, TX 78703
Telephone: (512) 723-7326 FAX: _____
E-mail: maureen_sirhal@att.com

FOR COMMISSION USE ONLY

On this ____ day of _____, 20____, the Historic Landmark Commission:

- ☐ Approved the nomination as presented
☐ Denied the nomination
☐ Requested additional information as follows:

Chair, Historic Landmark Commission

**LOCAL HISTORIC DISTRICTS
ARCHITECTURAL COMPOSITION OF THE DISTRICT
(CONTRIBUTING BUILDINGS ONLY)**

1. SINGLE FAMILY RESIDENCES

- A. STORIES:** How many stories are the contributing houses in the district (one-story, two-story, more than two stories)?

1- and 2-story

- B. PRINCIPAL MATERIALS:** What are the principal materials of the contributing buildings?

1. EXTERIOR WALLS

Majority are wood; 1 stucco, 2 brick.

2. ROOFS

Majority are composition shingle; 1 tile, 1 wood shingle, 1 metal.

3. WINDOWS

Wood

- C. ROOF FORMS:** What roof types define the architectural character of contributing houses in the district (gabled, hipped, flat)?

Hipped and Gabled.

- D. ADDITIONS:** Describe the height (number of stories), placement on the house (rear, side, etc.), and compatibility with the historic character of the house (materials, window patterns, etc.) of additions which complement the contributing status of the house.

610 Harthan has a 2-story addition on its rear whose roof line echoes that of the original volume. 604 Harthan has a rear addition not visible from the street. 602 Harthan has a side rear addition that dates from the historic period. 600 Harthan has a large addition that reads as a separate house and therefore does not detract.

- E. PORCHES:** Describe the size (full- or partial-width) and materials of front porches on contributing residential buildings in the district, and whether front porches are a significant architectural feature of the houses in the district.

Majority are inset porches, most of them full-width; 1 independent partial-width, 3 wraparound. Porch materials match house materials. Porch posts are wood. Porches are a significant architectural feature of this district in that all but one of the houses have them.

- F. SETBACKS:** What is the typical distance from the curb to the face of the house, and the space between houses within the district?

Varies; see narrative description.

2. RESIDENTIAL OUTBUILDINGS AND GARAGE APARTMENTS

Are garage apartments an architectural feature which defines the character of the district? Describe the location on the property, principal exterior materials and roof types of contributing garage apartments.

Garage apartments are not an important part of the character of this district. A few houses have 1-story detached garages in the rear. 600 Harthan has a 2-story, 3-car garage with apartment, accessed by an alley at the edge of the lot. 1206 W. 6th has a small detached modern office in the rear. Outbuildings' exterior materials match or complement those of their associated houses.

3. APARTMENT BUILDINGS

Describe the number of stories and principal exterior materials of apartment buildings which contribute to the historical character of the district.

An apartment building present at 600 Harthan (600 B) dates from circa 1930 and is considered associated with the house at that site. It is a 2-story stucco Spanish Colonial Revival building with eight residential units.

4. WALLS/FENCES/LANDSCAPE FEATURES

Describe the height, materials, and placement of walls, fences, and other landscape features which define the historical and architectural character of the district.

Most houses on the west side of the street have uphill-sloping lawns and have low concrete retaining walls at sidewalk level. 600 Harthan has a 7-foot high stucco wall that surrounds a portion of its yard. 1206 W. 6th has a fence around the yard that faces W. 6th, but does not have a fence on the Harthan Street side of its lot. Fences are not a significant part of the character of this district. Many mature trees are present (see question #9).

5. COMMERCIAL BUILDINGS

A. STORIES: How many stories are the contributing commercial buildings in the district (one-story, two-story, more than two stories)?

The one-story house at 1206 W. 6th is currently functioning as the only commercial building in the district.

B. PRINCIPAL MATERIALS: What are the principal materials of the contributing commercial buildings?

1. EXTERIOR WALLS

1206 W. 6th is a brick house whose rear porch has been enclosed with shingled siding.

2. ROOFS

Composition shingles.

3. WINDOWS

Wood sash.

C. ROOF FORMS: What roof types define the architectural character of contributing commercial buildings in the district (gabled, hipped, flat)?

Hipped with gables.

8. SIGNS

A. What types of signs define the architectural character of contributing commercial buildings in the district (flush-mounted, awning, window, projecting)?

N/A

B. What type of lighting is used on signs on contributing commercial buildings in the district (indirect, back-lit, neon, etc.)?

N/A

7. CONTRIBUTING EDUCATIONAL/INSTITUTIONAL BUILDINGS

Describe the location, number of stories, and exterior materials of educational or institutional buildings which contribute to the architectural character of the district.

N/A

8. CONTRIBUTING PARKS/PUBLIC LANDSCAPES

Describe the location and features of parks and public landscapes in the district which contribute to the architectural character of the district.

N/A

9. SITE AND LANDSCAPE FEATURES

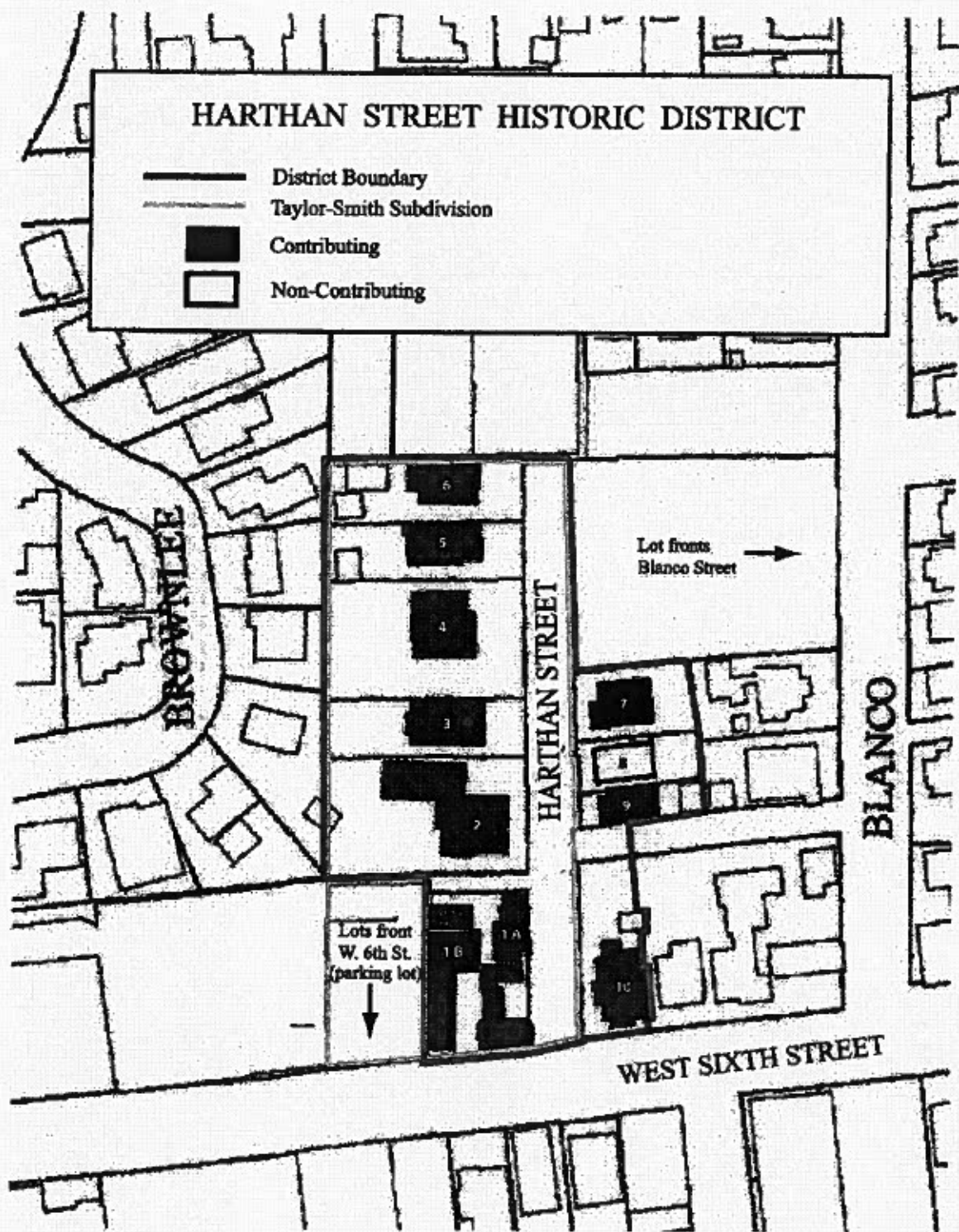
Describe the sidewalks, driveway types, on-street parking configurations, street furniture, street lighting, and tree canopy which exemplify the district.
Sidewalks are concrete. Street furniture and lighting are not present. Limited on-street parallel parking is present.

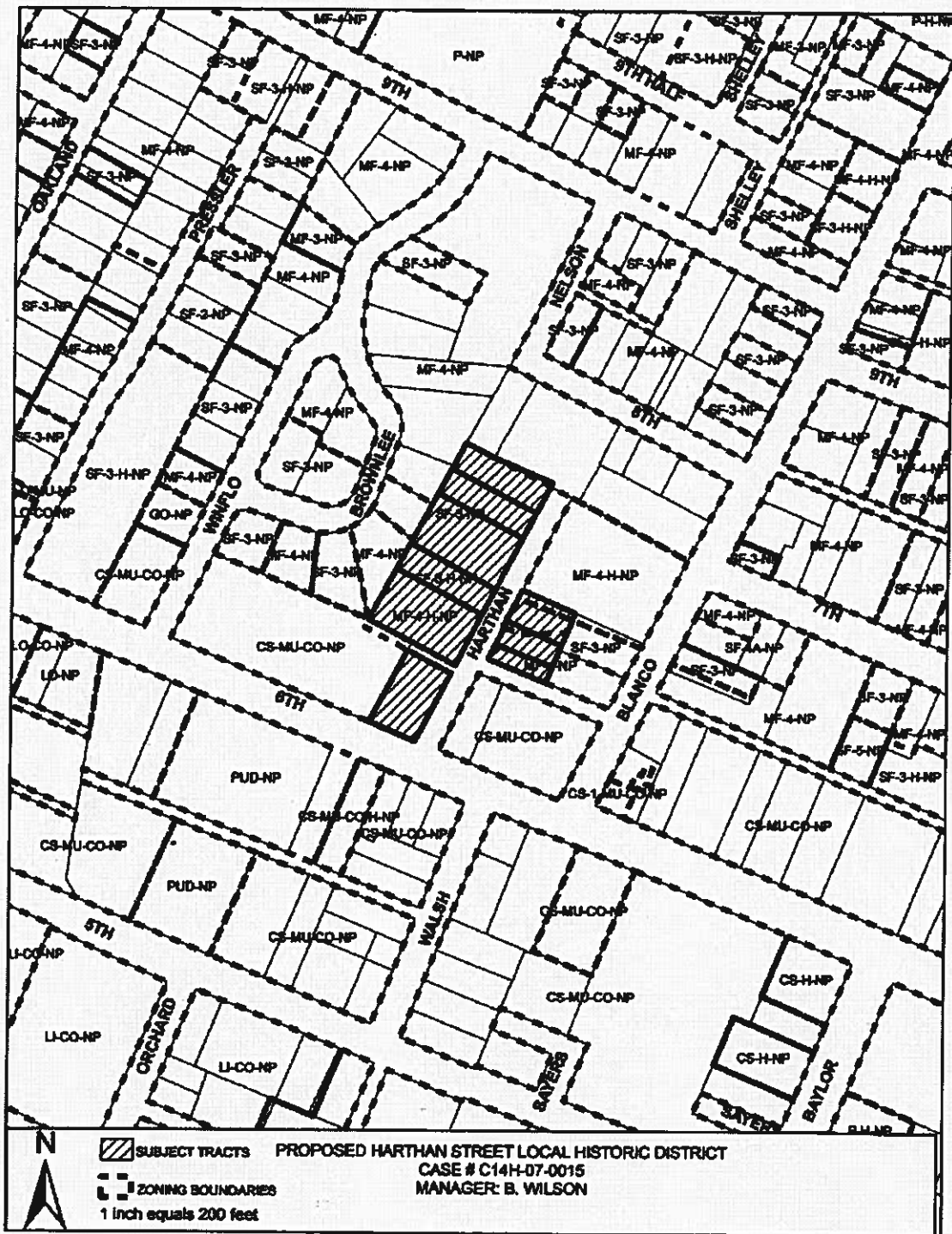
Several varieties of large mature trees are located on the lots; these contribute greatly to the character of the district.

Most driveways are concrete, two-track or fully paved. Most proceed up the side of the lots toward parking in the rear.

HARTHAN STREET HISTORIC DISTRICT

- District Boundary
- - - Taylor-Smith Subdivision
- Contributing
- Non-Contributing





Appendix B (History, etc.)

The proposed Harthan Street Local Historic District includes Harthan Street and the houses found along it. Harthan Street is located within the West Line Historic District¹ in central Austin. The West Line Historic District is a largely intact early suburb with multiple subdivisions; Harthan Street is an excellent example of a street within such a suburb. The development and character of Harthan Street can in many ways be seen as a microcosm of the development and character of the neighborhood as a whole. Harthan Street is a residential street with a history that includes both an early homestead and an early-20th century subdivision. Both high-style and modest houses are found on Harthan Street, and all show a remarkable degree of integrity.

Harthan Street is within Division Z, an area west of the original Austin city plat, on the southern portion of a rolling plateau rising from the western bank of Shoal Creek. Hence, Harthan Street and many of the surrounding streets are hilly, and many offer views of the city. Harthan Street is a dead-end street one block long. It begins at West Sixth Street and extends north up a gentle hill for approximately 400 feet. Historic houses are found on both sides of the street. Houses on the west side of the street are set slightly above street level, with sloping lawns and concrete retaining walls. Mature deciduous trees dot each lot. Setbacks and distances between houses vary, in response to the sloping topography. For example, 600 Harthan is flush with the sidewalk; the three houses on the east side of the street have shallow setbacks of approximately 15 feet; and 604 through 610 Harthan are set back approximately 40 feet. Several of the houses have approximately 20 feet between them, but between 604 and 606, for example, the span is twice that. This reflects both the development patterns of the street and the terrain.

The proposed local historic district boundary encompasses those lots which contain houses along Harthan Street; the district boundary is somewhat irregular in order to exclude an empty lot that addresses Blanco Street. Specifically, the boundary description reads, "From the corner of West Sixth Street and Harthan Street, north along Harthan Street to its terminus, including those parcels along Harthan and the houses upon them: Lot 4 and both parcels of the west 100 feet of Lot 5 (Brooks & Shelly Subdivision) Outlot 3-Division Z; the adjacent 63x100 foot portion of Lot 1-Outlot 3-Division Z; and Lots 3-11 of the Taylor-Smith subdivision."² Lot 3 of the Taylor-Smith Subdivision and the building upon it, although appearing to front W. 6th, is considered part of the complex of buildings at 600 Harthan and is included in this district.³ Lot 4 of the Brooks & Shelley Subdivision, although fronting West 6th Street, has its long side along Harthan. The house located upon it is highly visible from Harthan Street and contributes to its streetscape. The district encompasses an area of just over 2.5 acres.

¹ The West Line Historic District was listed on the National Register of Historic Places in October 2005.

² Lots 1 and 2 of the Taylor-Smith Subdivision are excluded from the proposed district. See map.

³ Explained in more detail later in this document.

renters, among them a widow, a grocery manager, and a repairman. Therefore, it represents well the social diversity that was present on Harthan Street throughout its history. 607 Harthan is a circa 1915 hip-roofed bungalow that has been slightly altered by the addition of a picture window and metal porch posts. For this reason it is considered non-contributing; the alterations, however, are minor and the house does fit into the proposed district well in terms of scale, setback, and overall character. 605 Harthan was also built in approximately 1915, and is similar to 607, with a hip roof and full-width inset porch. Its porch columns and front façade windows are unaltered.

Finally, one house, 1206 W. 6th, faces West Sixth but has a strong presence on Harthan Street, thanks to its location at the entrance to the block. It is located at the northeastern corner of Sixth and Harthan, and has a deep, narrow lot whose long side fronts Harthan. 1206 W. 6th is a one-story, massed-plan brick house with a complex roof shape including several hips and three gables, each of which contains a decorative gable vent. The asymmetrical front façade has a wrapping porch with round wood columns and Doric capitals, turned balusters, and a molded top rail. Both 1/1 and 2/2 windows are found in the house, as well as an 18/1 window in the front façade. The roof has oversize crestings at the apex of the hips and gables, and a corbelled brick chimney near its center. The rear porch was enclosed in circa 1920s. Shutters found around the windows are non-functional, and not original. All brick has been painted. Although now used as an office, the house has excellent integrity and retains its residential character to an exceptional degree.

Austin was founded in 1839 as the capital of the Texas Republic and today serves as the Texas state capital. Its original town plat was a 14x14 block grid addressing the Colorado River, situated on a relatively level piece of land between Waller Creek on the east and Shoal Creek on the west. Early growth focused on this downtown area, with citizens owning large unimproved tracts of land outside the city center.

The hilly, densely wooded area west of the city where Harthan Street now lies was conveyed to James H. Raymond via an 1849 Texas land patent. An important early citizen of Austin, James Raymond served as chief clerk of the House of the Texas Congress, and then when Texas became a state, he was chosen as state treasurer. Later he went into banking and was head of the banking house Raymond & Co. Raymond's parcel encompassed much of West Austin south of W. Twelfth Street, between Lamar and the present MoPac freeway. His home was located near the intersection of W. Sixth Street and Lamar. In 1871 James and his wife Margaret platted the area's first subdivision, Raymond Plateau, between Sixth Street and the Colorado River.⁴

Also in 1871 the Raymonds divided land from the western portion of their estate into eight rectangular tracts that fronted W. Sixth Street.⁵ These tracts, known collectively as Raymond Heights, were sold to various early Austinites who built large homes on them—today, five two-story Italianate and Classical Revival mansions built between 1872 and 1877 remain. The estates each had several acres, and each had a knoll that offered a view of the Colorado River. One such tract was acquired by Thomas F. Purnell, US Marshall for the Western District of Texas, in 1873. Purnell then sold the western portion to A.J. Jernigan in 1875 and 1876, in two parcels. In 1875 Jernigan, a sergeant who had lost his arm in the war in 1863, built Las Ventanas, a large Greek Revival/Italianate house on his land, set well back from W. Sixth Street and accessed by a deep circular drive off of Sixth Street. The Jernigan estate included what would become the Taylor-Smith subdivision and the west side of Harthan Street.

After A.J. Jernigan's death in 1896, his six children each inherited 1/6 of the estate, and in 1907 began combining their sixths via a series of transactions. In June of 1910 the estate was sold to Frank S. Taylor and Fred H. Smith, and the Jernigans left their home of 35 years. Taylor and Smith immediately subdivided the Jernigan estate into a single block with 11 lots.⁶ The existing Jernigan home lay on Lots 5 and 6. Originally the Jernigan house fronted W. Sixth Street; at the time of the subdivision its entrance was relocated to the southeast corner of the house, nearer Harthan Street. It was sold to piano tuner Charles B. Capron, a family friend of the Jernigans, immediately following the subdivision plat. Harthan Street itself existed before the subdivision, and was originally known as Jernigan Street as it was intended to provide access to the side and rear of the Jernigan estate. When the estate was subdivided, the street was renamed Harthan after

⁴ An additional subdivision, the Raymond subdivision, was subdivided by Margaret Raymond in 1897, after James's death. This subdivision included land from the eastern portion of the Raymond estate, near W. Sixth and Lamar.

⁵ At the time named Pecan Street.

⁶ Subdivision Plat, Taylor & Smith Subdivision of the west 1/4 of Lot 1 in Outlot 3 in Division Z of the city of Austin, Texas, Frank S. Taylor and Fred H. Smith, Plat Book Vol.2, pg.210 B.

musician Dr. Hans Harthan, who occupied a circa 1885 house on what would become Lots 3 and 4 of the Taylor-Smith Subdivision. Harthan's house would be replaced by a circa 1930 Spanish Colonial Revival house addressed as 600 Harthan Street. Lots 5 through 11 all front Harthan Street, and Lots 3 and 4 face West Sixth but contain the Spanish Colonial Revival house that itself faces Harthan. Lots 1 and 2 also face West Sixth, but with no building addressing Harthan Street, are excluded from the proposed historic district. The entire west side of Harthan Street is within the Taylor-Smith Subdivision.

After subdivision, the lots sold quickly, and houses began appearing on the west side of Harthan Street. Once Charles Capron became its owner, the entrance to the Jernigan home was permanently changed to no longer face West Sixth Street. Its address became 602 Harthan Street. The first new house constructed in the subdivision was 606 Harthan, on lots 8 and 9, in circa 1910. Lot 7 was sold to Professor Marion C. Nixon, who constructed a house, 604 Harthan, in 1913. 608 Harthan was built on Lot 10 in circa 1914, and 610 Harthan was built on Lot 11 circa 1915. In circa 1930 a large Spanish Colonial Revival house, 600 Harthan, was built on Lots 3 and 4, replacing Dr. Harthan's house, which was a circa 1885 Queen Anne style house. The Taylor-Smith Subdivision is an excellent example of the type of subdivision that was being platted all over west Austin—a larger family estate, often with a 19th century house, being subdivided as the descendants of the original landowners sold off parcels. About 15 such subdivisions were platted between 1910 and 1916 in the West Line Historic District alone. Several more were organized in the 1920s and 1930s.

The east side of Harthan Street has only four houses compared to the west side's six, in part because the east side of the block drops off sharply to the east. One house, 1206 West 6th Street, faces 6th Street at the entrance to Harthan, with its side facade facing Harthan. Rather than being a formal subdivision, the east side of the street is a good example of a more piecemeal selling of building lots. In several locations in the West Line Historic District are houses on smaller building lots carved directly out of city lots and outlots. This indicates that a land owner simply sold off a portion of his land, which was purchased by an individual and not formally subdivided. This is the case for the circa 1920 house at 609 Harthan, whose legal description is simply a 63'x100' piece of Lot 1, Outlot 3, Division Z, with no subdivision named. 605 and 607 Harthan, both circa 1915 houses, have a different legal description—they each sit on a 31'x100' measured portion of "Lot 5, Outlot 3, Division Z, Brooks & Shelley Subdivision." It is not clear if this is the same Shelley of the Shelley Heights subdivision found between West Tenth and West Thirteenth Streets. The Brooks & Shelley Subdivision appears to be an area of only a few lots near the corner of West 6th Street and Harthan Street. Neither a plat map or subdivision map nor records of any kind were found for the Brooks & Shelley Subdivision.

Although the two sides of Harthan Street developed differently, most of the houses lining it were built within a ten year period of one another, and their similar styles create a remarkably coherent streetscape. The majority of the houses on the street show strong Classical Revival influences, many with hybrid designs that reflect the other styles popular at the time, such as Craftsman or Queen Anne. The houses along the street exhibit high degrees of integrity, which also lends coherence to the streetscape. The street also presents an excellent mixture of both high-style and more modest design, representing well the diversity of building types being constructed in west Austin in the late 19th and early 20th centuries. Additionally, a closer look at the ownership and occupancy histories of representative houses demonstrates the social history of the street.

600 Harthan is a large Spanish Colonial Revival house with an addition and outbuildings. Together, they occupy Lots 3 & 4 of the Taylor-Smith Subdivision, at the corner of Harthan and W. 6th Street. The circa 1930 house (600 A) addresses Harthan, with an inset entry a few steps above sidewalk level. Flanking the entry are twisted columns topped with urns. The side-gabled central volume of the house is flanked by two slightly lower volumes; the southern volume is also side gabled, while the northern features a rooftop patio. The house is stucco, with a Spanish tile roof and multi-light casement windows. A narrow alley off of Harthan leads to a 2-story, 3-car garage located behind the house; this contains an upper floor apartment. Adjacent to the original house is a large 2-story addition that rises above W. 6th Street; this house is connected by a small wing but from the street reads as a separate building. Although not from the historic period, the addition is compatible architecturally. The original circa 1930 house has excellent integrity.

Also present at the site is a circa 1930s Spanish Colonial Revival apartment building (600 B), clearly contemporary with the house and historically related to it. Today, too, the house and apartment building are related: their legal description shows them each as occupying both Lot 3 and Lot 4, and they are owned by the same person. Most importantly, although the apartment building's entrance fronts West 6th Street, its address is also listed in current tax appraisal rolls as 600 Harthan. The two-story apartment building is L-shaped, with eight units grouped around a terrace set a distance above 6th street and accessed by concrete stairs. The building has double hung windows and a turret at one corner. For the purpose of this survey, and because of its historic and present-day association with 600 Harthan, the apartment building is considered a contributing element of the assemblage of buildings at that address, and is designated resource # 600 B.

602 Harthan is the Jernigan-Capron House, known as Las Ventanas. It is individually listed in the National Register of Historic Places, and is both a Recorded Texas Historic Landmark and a City of Austin Historic Landmark. Las Ventanas, built by county treasurer A.J. Jernigan, is one of the original houses of Raymond Heights, the collection of eight large estates along the north side West 6th Street that James Raymond established in 1871. It is attributed to Abner Cook, the architect who designed the Governor's Mansion and other impressive Greek Revival houses of mid-19th century Austin. Jernigan's estate was subdivided as the Taylor-Smith Subdivision in 1910, and Las

Ventanas was sold to piano tuner Charles Capron, whose family owned it for 35 years. Las Ventanas, so named because of its many tall 4/4 and 4/6 windows with shouldered architraves, is a brick Italianate/Greek Revival house with a wraparound porch. The south façade was originally the main façade of the house; in about 1910 when its entrance was changed to address Harthan Street, the east façade became the primary façade. The wraparound porch spans much of both of those façades. At the northwest corner is a frame addition from 1912. The house underwent a complete restoration in 2006. It has been owner-occupied throughout its entire history. Among those owners were E.L. Bauknight, a lawyer who owned the house for a decade in the mid-20th century, and W. Cleigh Nease, the editor for the Texas Public Employees Association who purchased the property from Bauknight in 1955 and owned the house for over 25 years.

At 604 Harthan is the Nixon-Harper House, a City of Austin Historic Landmark built in 1913. It is a finely detailed Classical Revival, Craftsman-inspired bungalow, sited prominently above Harthan Street on a sloping lot. The hip-roofed house is rectangular in plan and raised above its hillside with painted brick piers. A broad staircase in the center of the front façade leads to a full-width inset porch that features paired Doric boxed columns on paneled bases, a dentiled frieze, and scalloped rafter ends. In the center of the hip roof is a hipped dormer. The level of detail suggests that the house was architect-designed and not simply a spec house offered by a lumber company or building contractor. The house was likely constructed, however, by the Calcasieu Lumber Company, as the framing materials in the house are stamped with their company name. Marion Nixon was a founder of the Nixon-Clay Commercial College. He and his wife Ora Belle lived in the house for approximately five years, then sold it to L.D. Panther, whose daughter Esther received it a year later. She would own the house and live in it with her husband W.O. Harper for about 50 years. Harper was a coxswain in the US Navy Recruiting Station who in 1921 started W.O. Harper Plumbing, a business that exists to this day. Harper sold the house in 1970, and it was rented for a few years until becoming owner-occupied again in 1979.

Another house sited prominently upon a rise is 606 Harthan, a large two-story Queen Anne/Classical Revival house. It is L-shaped in plan with cornice returns in the gable ends and 1-over-1 double hung windows. Divided light windows featuring an elongated diamond pattern are found in the north façade and in the uppermost portion of the gable end on the front façade. A large wraparound porch was enclosed circa 1960 and now functions essentially as a one-story corner section with a rooftop balcony, complete with balustrade. This early alteration somewhat obscures the verticality of the house's proportions, but the materials and design of the porch enclosure are in harmony with the house, and overall, the integrity is extremely high. Despite its enclosure, the porch's columns are still visible, maintaining the rhythm and proportions of the porch as a whole.

608 Harthan is a 1914 Classical Revival-influenced Craftsman bungalow, similar to the Nixon-Harper House, with a rectangular plan, hip roof, and full-width inset porch. In this case, however, the decorative elements are decidedly more Craftsman than Classical; for instance, the house is raised above the ground on a base which is clad in shingles, and the hipped dormer features an 18-over-1 divided light window. The porch has only two

square posts, leaving the porch span unhindered. Exposed rafter ends are present on both the house and its dormer. For most of its history, 608 Harthan was owner-occupied, with two short spans of time when it was rented. Electrician Charles Spreen built the house, then sold it in 1919 to John R. Engquist, a bookkeeper. Some member of the Engquist family owned it until 1945, when John M. Engquist sold it. For several years in the 1930s, the family rented the house to an IRS auditor named John Ralston. The house was renter-occupied again in the 1960s, and then Howard J. Waugh, a retired man, purchased the house in 1965 and lived in it. His widow Norma Gean Barnwell Waugh is the current owner.

The last house on the west side of the street is 610 Harthan, a front-gabled Classical Revival house built approximately 1915. It has a full-width inset porch located under the wide front gable, with four simple square columns. Stairs access the porch from the side. In the mid-1950s iron porch posts were added between the porch columns, but they are very thin and function almost as a decorative screen, detracting very little from the integrity of the front façade. In the rear of the house is a two-story addition built in the 1930s. Its gable roof echoes that of the original house.

The east side of Harthan Street is not associated with the Taylor-Smith Subdivision. Today, it contains only three houses. The three houses on the east side of Harthan Street are important, however, in that they address the west side of the street, completing an entire streetscape of compatible houses. The lots found at each end of the street's east side are not included in the proposed district: the lot nearest W. 6th Street is a long, narrow block that fronts Sixth Street and therefore is not included in its boundary; also, a very large lot at the northernmost end of the east side of Harthan Street fronts Blanco Street to the east. This lot historically contained a late-19th century house that is now demolished. The lot sits well below the level of Harthan Street and is only accessible from Blanco. Therefore, this lot is also excluded from proposed district boundaries.

The coherence of this streetscape is due to many factors, such as the presence of mature trees on both sides of the street, concrete driveways that flank the sides of the houses, and grassy lawns regardless of the setback. When considered together, these things provide a rhythm and character to the potential district. Most importantly, except for the Jernigan House, which predates Harthan Street's development, and 600 Harthan, which was built circa 1930, every house along this street was built between the short span of circa 1910 and 1920. This resulted in a coherence of style and building materials that extends to both the larger houses and those that are more modest in design.

At approximately at the midway point of the east side of Harthan are three houses whose lots slope away to the east; these houses, therefore, are one-story on their front facades and two stories or 1 ½ stories in the rear. All three of the houses are Classical Revival-influenced bungalows with Craftsman elements. 609 Harthan is a circa 1920 front-gabled bungalow with a partial-width front-gabled porch, patterned shingles in the gable ends, and 1-over-1 double hung windows. It has good architectural integrity. It is an excellent example of a house that for most of its history was rented, not owner-occupied. Other than a few years when it was first constructed, 609 Harthan was occupied by

163. Nette

Hand-drawn map of a rectangular field. The field is divided into a grid of sections. The top section is labeled "1/2 N. 1/2" and the bottom section is labeled "1/2 S. 1/2". The field is further divided into smaller sections, with some sections containing handwritten numbers or letters. The map is drawn on a piece of paper with a grid pattern.

Harthan Street Historic District Inventory of Buildings

Address	Legal Description	Owner's Name	Owner's Address	Construction Date	Architectural Style	Contributing ?
800 Harthan St.	Lot 3 & 4 Outlot 3 Division 2 Taylor & Smith Subdivision	Jack F. Sanders	Same	1830	Spanish Colonial Revival	Yes
802 Harthan St.	Lot 5 & 6 Outlot 3 Division 2 Taylor & Smith Subdivision	Michael S. Mettesser	Same	1875	Italianate/Greek Revival	Yes
804 Harthan St.	Lot 7 & 8 South 3.5 ft. of Lot 8 Outlot 3 Division 2 Taylor & Smith Subdivision	Wayne I. and Julie J. Orchid	Same	1913	Classical Revival/Craftsman	Yes
805 Harthan St.	South 31.5 ft. of West 100 ft. of Lot 5 Outlot 3 Division 2 Brooks & Shelley Subdivision	Magee Frances Hornung	1219 Castle Hill St., Austin, TX 78703	1915	Classical Revival	Yes
806 Harthan St.	Lot 9 & 10 North 48.5 ft. of Lot 8 Outlot 3 Division 2 Taylor & Smith Subdivision	Peter F. Macneillage	Same	1910	Classical Revival/Queen Anne	Yes
807 Harthan St.	North 31 ft. of West 100 ft. of Lot 5 & 8x100 ft. Outlot 3 Division 2 Brooks & Shelley Subdivision	Steven Deloney Ogden	2302 W. 10th St., Austin, TX 78703	1915	Classical Revival	No
808 Harthan St.	Lot 10 Outlot 3 Division 2 Taylor & Smith Subdivision	Norma Gene Barnwell Waugh	Same	1914	Classical Revival/Craftsman	Yes
809 Harthan St.	63x100 ft. Lot 1 Outlot 3 Division 2	Martha Keyes	Same	1920	Classical Revival	Yes
810 Harthan St.	Lot 11 Outlot 3 Division 2 Taylor & Smith Subdivision & Adj Trl	Ada F. McCulloch	Same	1915	Classical Revival	Yes
1206 West 6th Street	Lot 4 Outlot 3 Division 2 Brooks & Shelley Subdivision	Stephen B. Griffith	3003 Wade Avenue, Austin, TX 78703	1908	Classical Revival/Late Victorian	Yes

Harthan Street

HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 600 Harthan (600 B)

CONTRIBUTING: ☒

MAP KEY NUMBER: 18

NON-CONTRIBUTING: ☐

If non-contributing, state why: _____

PHOTO Roll _____

Frame(s) file: 600B

DATE OF CONSTRUCTION: 1930

Estimated ☒

Factual ☐

ORIGINAL LOCATION? Yes ☒ No ☐

If no, original location, if known: _____

Date moved _____



Stylistic Influence(s) Spanish Colonial Revival

Architect/Builder Unknown

Historic Use Apartment Building

Current Use Apartment Building

List and Date of Architectural Modifications None

Significant Persons Associated with Building and Date(s) of Association _____

Other historical designations

☐ National Register of Historic Places (individual)

☐ Recorded Texas Historic Landmark

☒ National Register of Historic Places (district)

☐ City of Austin Historic Landmark

Survey performed by: Kristin Brown, Preservation Central, Inc.

Date: January 8, 2007

Determination of contributing/non-contributing made by: Terri Myers, Preservation Central, Inc.

COMPLETE THIS SHEET FOR ALL PROPERTIES WITHIN THE DISTRICT. COMPLETE THE ARCHITECTURAL DETAILS SHEET FOR ALL CONTRIBUTING PROPERTIES.

BUILDING INFORMATION (CONTRIBUTING BUILDINGS ONLY)

2 Number of stories

PLAN

- ☒ Square or rectangular
☒ L-Plan or Asymmetrical

FOUNDATION

- ☒ Pier and beam (raised above grade)
☐ Slab

EXTERIOR WALLS

- ☐ Wood
☒ Stucco
☐ Stone
☐ Brick
☐ Synthetic siding _____ (type)

ROOF TYPE

- ☒ Gable
☐ Hipped
☐ Flat
☐ Gambrel
☐ Dormers _____ (type)
☒ Other Conical-roofed turret (type)

- ☐ Exposed rafter ends
☐ Brackets

ROOF MATERIALS

- ☐ Composition shingles
☐ Tile
☒ Metal
☐ Other _____ (type)

WINDOWS

- ☒ Wood or vinyl clad sash
☐ Aluminum sash
☐ Steel
☐ Decorative screens

WINDOW CONFIGURATION

- ☒ 1/1 Double Hung
☐ Multi-lite Double Hung _____ over _____
☐ Picture Window
☐ Steel Casement
☐ Wood Casement

Notes:

Majority are 1/1; others multi-light.

DOOR FEATURES

- ☐ Panel(s) _____ number
☐ Glazing _____ single lite
☐ Transom _____ multi-lite
☐ Sidelights

Notes:

FRONT PORCH

- ☒ None
☐ Full-width
☐ Partial-width
☐ Inset
☐ Wraparound

PORCH ROOF

- ☐ Gabled
☐ Hipped
☐ Shed

PORCH POSTS

- ☐ Full height
☐ On piers _____ (pier material)
☐ Turned wood
☐ Square wood
☐ Wrought iron
☐ Metal

PORCH RAILINGS

- ☐ None
☐ Turned wood
☐ Square wood
☐ Metal

LANDSCAPE FEATURES

- ☐ Fence _____ (material)
 _____ (height)
☐ Wall _____ (material)
 _____ (height)
☐ Other

OUTBUILDINGS

- ☐ Detached single-story garage
☐ Garage apartment (2-story)
 _____ Wall material
 _____ Roof material
 _____ Roof type

☒ Other

This resource is numbered 600 B due to its association with the house, 600 A.

DRIVEWAY MATERIALS AND CONFIGURATION

Concrete; from W. 6th to historic streetside garage door.

Harthan Street

HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 604 Harthan CONTRIBUTING: ☒
MAP KEY NUMBER: 3 NON-CONTRIBUTING: ☐
If non-contributing, state why: _____

PHOTO Roll _____ Frame(s) files: 604; 604 detail
DATE OF CONSTRUCTION: 1913 Estimated ☐ Factual ☒

ORIGINAL LOCATION? Yes ☒ No ☐
If no, original location, if known: _____ Date moved _____



Stylistic Influence(s) Classical Revival/Craftsman
Architect/Builder Unknown
Historic Use Residence Current Use Residence
List and Date of Architectural Modifications _____

Significant Persons Associated with Building and Date(s) of Association Marion Nixon, 1912-1919.
W. G. Harper, 1920-1970.

Other historical designations
☐ National Register of Historic Places (individual) ☐ Recorded Texas Historic Landmark
☒ National Register of Historic Places (district) ☒ City of Austin Historic Landmark

Survey performed by: Kristen Brown, Preservation Central, Inc. Date: January 8, 2007

Determination of contributing/non-contributing made by: Terri Myers, Preservation Central, Inc.
COMPLETE THIS SHEET FOR ALL PROPERTIES WITHIN THE DISTRICT. COMPLETE THE
ARCHITECTURAL DETAILS SHEET FOR ALL CONTRIBUTING PROPERTIES.

Harthan Street

HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 600 Harthan (600 A)

CONTRIBUTING: ☒

MAP KEY NUMBER: 1A

NON-CONTRIBUTING: ☐

If non-contributing, state why: _____

PHOTO Roll _____ Frame(s) file: 600

DATE OF CONSTRUCTION: 1930 Estimated ☒ Factual ☐

ORIGINAL LOCATION? Yes ☒ No ☐

If no, original location, if known: _____ Date moved _____



Stylistic Influence(s) Spanish Colonial Revival

Architect/Builder Unknown

Historic Use Residence Current Use Residence

List and Date of Architectural Modifications House has large circa 1980s addition that faces W. 6th Street.

Significant Persons Associated with Building and Date(s) of Association _____

Other historical designations

☐ National Register of Historic Places (individual) ☐ Recorded Texas Historic Landmark
☒ National Register of Historic Places (district) ☒ City of Austin Historic Landmark

Survey performed by: Kristen Brown, Preservation Central, Inc. Date: January 8, 2007

Determination of contributing/non-contributing made by: Terri Myers, Preservation Central, Inc.

COMPLETE THIS SHEET FOR ALL PROPERTIES WITHIN THE DISTRICT. COMPLETE THE ARCHITECTURAL DETAILS SHEET FOR ALL CONTRIBUTING PROPERTIES.

BUILDING INFORMATION (CONTRIBUTING BUILDINGS ONLY)

 2 Number of stories

PLAN

- ☒ Square or rectangular
☐ L-Plan or Asymmetrical

FOUNDATION

- ☒ Pier and beam (raised above grade)
☐ Slab

EXTERIOR WALLS

- ☐ Wood
☒ Stucco
☐ Stone
☐ Brick
☐ Synthetic siding _____ (type)

ROOF TYPE

- ☒ Gable
☐ Hipped
☐ Flat
☐ Gambrel
☐ Dormers _____ (type)
☐ Other _____ (type)

- ☐ Exposed rafter ends
☐ Brackets

ROOF MATERIALS

- ☐ Composition shingles
☒ Tile
☐ Metal
☐ Other _____ (type)

WINDOWS

- ☒ Wood or vinyl clad sash
☐ Aluminum sash
☐ Steel
☐ Decorative screens

WINDOW CONFIGURATION

- ☐ 1/1 Double Hung
☐ Multi-lite Double Hung ___ over ___
☐ Picture Window
☐ Steel Casement
☒ Wood Casement

Notes:
 Multi-light.

DOOR FEATURES

- ☐ Panel(s) _____ number
☐ Glazing _____ single lite
☐ Transom _____ multi-lite
☐ Sidelights

Notes:
 Door has five vertical battens and large wrought-iron hinges.

FRONT PORCH

- ☒ None
☐ Full-width
☐ Partial-width
☐ Inset
☐ Wraparound

PORCH ROOF

- ☐ Gabled
☐ Hipped
☐ Shed

PORCH POSTS

- ☐ Full height
☐ On piers _____ (pier material)
☐ Turned wood
☐ Square wood
☐ Wrought iron
☐ Metal

PORCH RAILINGS

- ☐ None
☐ Turned wood
☐ Square wood
☐ Metal

LANDSCAPE FEATURES

- ☐ Fence _____ (material)
 _____ (height)
☒ Wall _____ (material)
 _____ (height)
☐ Other

OUTBUILDINGS

- ☐ Detached single-story garage
☒ Garage apartment (2-story)
 Stucco _____ Wall material
 Composition Shingle _____ Roof material
 Gable _____ Roof type
 2-story, 3-car garage; contains an apartment.
☒ Other

The apartment building at the site is associated with the house and is considered #600 B.

DRIVEWAY MATERIALS AND CONFIGURATION

Concrete; off of alley at edge of lot.

Harthan Street

HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 602 Harthan CONTRIBUTING: ☒

MAP KEY NUMBER: 2 NON-CONTRIBUTING: ☐

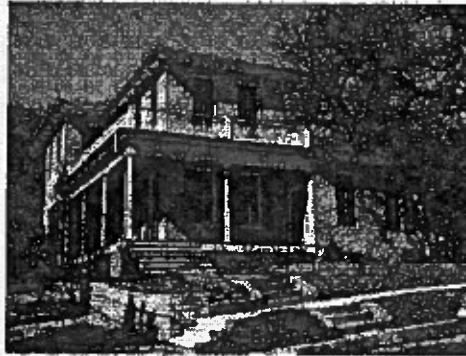
If non-contributing, state why: _____

PHOTO Roll _____ Frame(s) files: 602; 602 addition

DATE OF CONSTRUCTION: 1875 Estimated ☐ Factual ☒

ORIGINAL LOCATION? Yes ☒ No ☐

If no, original location, if known: _____ Date moved _____



Stylistic Influence(s) Italianate/Greek Revival

Architect/Builder Attributed to Abner Cook

Historic Use Residence Current Use Residence

List and Date of Architectural Modifications 1888—dining room added. 1910—entrance changed to face Harthan. 1912—gallery added, frame addition containing kitchen and additional bedroom. 1964—pool installed; carriage house converted to poolhouse/guest house. 2006—altered carriage house removed; complete house restoration.

Significant Persons Associated with Building and Date(s) of Association A. J. Jernigan, 1875-1896

Other historical designations

☒ National Register of Historic Places (individual) ☒ Recorded Texas Historic Landmark
☒ National Register of Historic Places (district) ☒ City of Austin Historic Landmark

Survey performed by: Kristen Brown, Preservation Central, Inc. Date: January 8, 2007

Determination of contributing/non-contributing made by: Teri Myers, Preservation Central, Inc.

COMPLETE THIS SHEET FOR ALL PROPERTIES WITHIN THE DISTRICT. COMPLETE THE ARCHITECTURAL DETAILS SHEET FOR ALL CONTRIBUTING PROPERTIES.

BUILDING INFORMATION (CONTRIBUTING BUILDINGS ONLY)

 2 Number of stories

PLAN

- ☐ Square or rectangular
☒ L-Plan or Asymmetrical

FOUNDATION

- ☒ Pier and beam (raised above grade)
☐ Slab

EXTERIOR WALLS

- ☐ Wood
☐ Stucco
☐ Stone
☒ Brick
☐ Synthetic siding _____ (type)

ROOF TYPE

- ☐ Gable
☒ Hipped
☐ Flat
☐ Gambrel
☐ Dormers _____ (type)
☐ Other _____ (type)

- ☐ Exposed rafter ends
☒ Brackets

ROOF MATERIALS

- ☒ Composition shingles
☐ Tile
☐ Metal
☐ Other _____ (type)

WINDOWS

- ☒ Wood or vinyl clad sash
☐ Aluminum sash
☐ Steel
☐ Decorative screens

WINDOW CONFIGURATION

- ☐ 1/1 Double Hung
☒ Multi-lite Double Hung 4 over 4
☐ Picture Window
☐ Steel Casement
☐ Wood Casement

Notes:

Some windows are 4/6.

DOOR FEATURES

- ☒ Panel(s) 2 number
☒ Glazing ☐ single lite
☐ Transom ☐ multi-lite
☐ Sidelights

Notes:

Double entry doors.

FRONT PORCH

- ☐ None
☐ Full-width
☐ Partial-width
☐ Inset
☒ Wraparound

PORCH ROOF

- ☐ Gabled
☐ Hipped
☒ Shed

PORCH POSTS

- ☒ Full height
☐ On piers _____ (pier material)
☐ Turned wood
☐ Square wood
☐ Wrought Iron
☐ Metal

PORCH RAILINGS

- ☒ None
☐ Turned wood
☐ Square wood
☐ Metal

Upper story balcony balustrade has turned posts.

LANDSCAPE FEATURES

- ☐ Fence _____ (material)
☐ _____ (height)
☒ Wall (retaining; not original)
☐ Rock _____ (material)
☐ 4 feet _____ (height)
☐ Other _____

OUTBUILDINGS

- ☒ Detached single-story garage
☐ Garage apartment (2-story)
☐ _____ Wall material
☐ _____ Roof material
☐ _____ Roof type

☒ Other

Double carport not original.

DRIVEWAY MATERIALS AND CONFIGURATION

Brick (not original); at edge of lot.

Harthan Street

HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 604 Harthan CONTRIBUTING: ☒

MAP KEY NUMBER: 3 NON-CONTRIBUTING: ☐

If non-contributing, state why: _____

PHOTO Roll _____ Frame(s) files 604; 604 detail

DATE OF CONSTRUCTION: 1913 Estimated ☐ Factual ☒

ORIGINAL LOCATION? Yes ☒ No ☐

If no, original location, if known: _____ Date moved _____



Stylistic Influence(s) Classical Revival/Craftsman

Architect/Builder Unknown

Historic Use Residence Current Use Residence

List and Date of Architectural Modifications _____

Significant Persons Associated with Building and Date(s) of Association Marion Nixon, 1912-1919.

W. O. Harper, 1920-1970.

Other historical designations

☐ National Register of Historic Places (individual) ☐ Recorded Texas Historic Landmark

☒ National Register of Historic Places (district) ☒ City of Austin Historic Landmark

Survey performed by: Kristen Brown, Preservation Central, Inc. Date: January 8, 2007

Determination of contributing/non-contributing made by: Terr Myers, Preservation Central, Inc.

COMPLETE THIS SHEET FOR ALL PROPERTIES WITHIN THE DISTRICT. COMPLETE THE ARCHITECTURAL DETAILS SHEET FOR ALL CONTRIBUTING PROPERTIES.

BUILDING INFORMATION (CONTRIBUTING BUILDINGS ONLY)

2 Number of stories

PLAN

- ☐ Square or rectangular
☒ L-Plan or Asymmetrical

FOUNDATION

- ☒ Pier and beam (raised above grade)
☐ Slab

EXTERIOR WALLS

- ☐ Wood
☐ Stucco
☐ Stone
☒ Brick
☐ Synthetic siding _____ (type)

ROOF TYPE

- ☐ Gable
☒ Hipped
☐ Flat
☐ Gambrel
☐ Dormers _____ (type)
☐ Other _____ (type)

- ☐ Exposed rafter ends
☒ Brackets

ROOF MATERIALS

- ☒ Composition shingles
☐ Tile
☐ Metal
☐ Other _____ (type)

WINDOWS

- ☒ Wood or vinyl clad sash
☐ Aluminum sash
☐ Steel
☐ Decorative screens

WINDOW CONFIGURATION

- ☐ 1/1 Double Hung
☒ Multi-rite Double Hung 4 over 4
☐ Picture Window
☐ Steel Casement
☐ Wood Casement

Notes:
Some windows are 4/6.

DOOR FEATURES

- ☒ Panel(s) 2 number
☒ Glazing ☐ single lite
☐ multi-rite
☐ Transom
☐ Sidelights

Notes:
Double entry doors.

FRONT PORCH

- ☐ None
☐ Full-width
☐ Partial-width
☐ Inset
☒ Wraparound

PORCH ROOF

- ☐ Gabled
☒ Hipped
☐ Shed

PORCH POSTS

- ☒ Full height
☐ On piers _____ (pier material)
☐ Turned wood
☐ Square wood
☐ Wrought Iron
☐ Metal

PORCH RAILINGS

- ☒ None
☐ Turned wood
☐ Square wood
☐ Metal

Upper story balcony balustrade has turned posts.

LANDSCAPE FEATURES

- ☐ Fence _____ (material)
_____ (height)
☒ Wall (retaining; not original)
_____ (material)
_____ (height)
☐ Other

OUTBUILDINGS

- ☒ Detached single-story garage
☐ Garage apartment (2-story)
_____ Wall material
_____ Roof material
_____ Roof type

☒ Other
Double carport not original.

DRIVEWAY MATERIALS AND CONFIGURATION

Brick (not original); at edge of lot.

Harthan Street

HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 604 Harthan

CONTRIBUTING: ☒

MAP KEY NUMBER: 3

NON-CONTRIBUTING: ☐

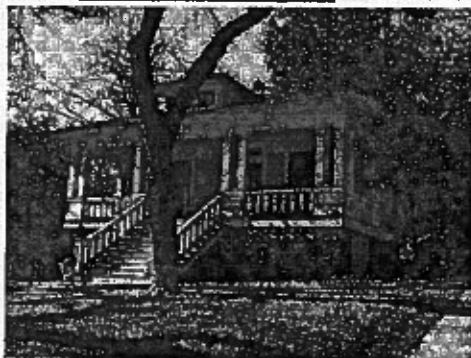
If non-contributing, state why: _____

PHOTO Roll _____ Frame(s) files 604; 604 detail

DATE OF CONSTRUCTION: 1913 Estimated ☐ Factual ☒

ORIGINAL LOCATION? Yes ☒ No ☐

If no, original location, if known: _____ Date moved _____



Stylistic Influence(s) Classical Revival/Craftsman

Architect/Builder Unknown

Historic Use Residence Current Use Residence

List and Date of Architectural Modifications _____

Significant Persons Associated with Building and Date(s) of Association Marion Nixon, 1912-1919.
W. O. Harper, 1920-1970.

Other historical designations

☐ National Register of Historic Places (individual)

☒ National Register of Historic Places (district)

☐ Recorded Texas Historic Landmark

☒ City of Austin Historic Landmark

Survey performed by: Kristen Brown, Preservation Central, Inc. Date: January 8, 2007

Determination of contributing/non-contributing made by: Terri Myers, Preservation Central, Inc.

COMPLETE THIS SHEET FOR ALL PROPERTIES WITHIN THE DISTRICT. COMPLETE THE ARCHITECTURAL DETAILS SHEET FOR ALL CONTRIBUTING PROPERTIES.

BUILDING INFORMATION (CONTRIBUTING BUILDINGS ONLY)

1 Number of stories

PLAN

- ☒ Square or rectangular
☐ L-Plan or Asymmetrical

FOUNDATION

- ☒ Pier and beam (raised above grade)
☐ Slab

EXTERIOR WALLS

- ☒ Wood
☐ Stucco
☐ Stone
☐ Brick
☐ Synthetic siding _____ (type)

ROOF TYPE

- ☐ Gable
☒ Hipped
☐ Flat
☐ Gambrel
☒ Dormer _____ Hipped _____ (type)
☐ Other _____ (type)

- ☒ Exposed rafter ends
☐ Brackets

Notched rafter ends.

ROOF MATERIALS

- ☒ Composition shingles
☐ Tile
☐ Metal
☐ Other _____ (type)

WINDOWS

- ☒ Wood or vinyl clad sash
☐ Aluminum sash
☐ Steel
☐ Decorative screens

WINDOW CONFIGURATION

- ☒ 1/1 Double Hung
☐ Multi-lite Double Hung _____ over _____
☐ Picture Window
☐ Steel Casement
☐ Wood Casement

Notes:

DOOR FEATURES

- ☐ Panel(s) _____ number
☐ Glazing _____ single lite
☐ Transom _____ multi-lite
☐ Sidelights

Notes:

FRONT PORCH

- ☐ None
☒ Full-width
☐ Partial-width
☐ Inset
☐ Wraparound

PORCH ROOF

- ☐ Gabled
☐ Hipped
☐ Shed

PORCH POSTS

- ☐ Full height
☒ On piers _____ Wood _____ (pier material)
☐ Turned wood
☐ Square wood
☐ Wrought Iron
☐ Metal

PORCH RAILINGS

- ☐ None
☐ Turned wood
☒ Square wood
☐ Metal

LANDSCAPE FEATURES

- ☐ Fence _____ (material)
 _____ (height)
☐ Wall _____ (material)
 _____ (height)
☐ Other

OUTBUILDINGS

- ☐ Detached single-story garage
☒ Garage apartment (2-story)
 _____ Wall material
 _____ Roof material
 _____ Roof type

- ☐ Other

DRIVEWAY MATERIALS AND CONFIGURATION

Concrete; at edge of lot.

BUILDING INFORMATION (CONTRIBUTING BUILDINGS ONLY)

1 Number of stories

PLAN

- ☒ Square or rectangular
☐ L-Plan or Asymmetrical

FOUNDATION

- ☒ Pier and beam (raised above grade)
☐ Slab

EXTERIOR WALLS

- ☒ Wood
☐ Stucco
☐ Stone
☐ Brick
☐ Synthetic siding _____ (type)

ROOF TYPE

- ☐ Gable
☒ Hipped
☐ Flat
☐ Gambrel
☒ Dormers _____ Hipped _____ (type)
☐ Other _____ (type)

- ☒ Exposed rafter ends
☐ Brackets

Notched rafter ends.

ROOF MATERIALS

- ☒ Composition shingles
☐ Tile
☐ Metal
☐ Other _____ (type)

WINDOWS

- ☒ Wood or vinyl clad sash
☐ Aluminum sash
☐ Steel
☐ Decorative screens

WINDOW CONFIGURATION

- ☒ 1/1 Double Hung
☐ Multi-lite Double Hung _____ over _____
☐ Picture Window
☐ Steel Casement
☐ Wood Casement

Notes:

DOOR FEATURES

- ☐ Panel(s) _____ number
☒ Glazing _____ single lite
☐ Transom _____ multi-lite
☐ Sidelights

Notes:

FRONT PORCH

- ☐ None
☒ Full-width
☐ Partial-width
☐ Inset
☐ Wraparound

PORCH ROOF

- ☐ Gabled
☐ Hipped
☐ Shed

PORCH POSTS

- ☐ Full height
☒ On piers _____ Wood _____ (pier material)
☐ Turned wood
☐ Square wood
☐ Wrought Iron
☐ Metal

PORCH RAILINGS

- ☐ None
☐ Turned wood
☐ Square wood
☐ Metal

LANDSCAPE FEATURES

- ☐ Fence _____ (material)
 _____ (height)
☐ Wall _____ (material)
 _____ (height)
☐ Other _____

OUTBUILDINGS

- ☐ Detached single-story garage
☒ Garage apartment (2-story)
 _____ Wall material
 _____ Roof material
 _____ Roof type

☐ Other _____

DRIVEWAY MATERIALS AND CONFIGURATION

Concrete, at edge of lot.

Harthan Street

HISTORIC DISTRICT

HISTORIC STRUCTURES SURVEY

ADDRESS: 605 Harthan

CONTRIBUTING: ☒

MAP KEY NUMBER: 9

NON-CONTRIBUTING: ☐

If non-contributing, state why: _____

PHOTO Roll _____ Frame(s) file: 605; 605 side view

DATE OF CONSTRUCTION: 1915 Estimated ☒ Factual ☐

ORIGINAL LOCATION? Yes ☒ No ☐

If no, original location, if known: _____ Date moved _____



Stylistic influence(s) Classical Revival

Architect/Builder Unknown

Historic Use Residence Current Use Residence

List and Date of Architectural Modifications _____

Significant Persons Associated with Building and Date(s) of Association _____

Other historical designations

☐ National Register of Historic Places (individual) ☐ Recorded Texas Historic Landmark
☒ National Register of Historic Places (district) ☐ City of Austin Historic Landmark

Survey performed by: Kristen Brown, Preservation Central, Inc. Date: January 8, 2007

Determination of contributing/non-contributing made by: Terr Myers, Preservation Central, Inc.

COMPLETE THIS SHEET FOR ALL PROPERTIES WITHIN THE DISTRICT. COMPLETE THE ARCHITECTURAL DETAILS SHEET FOR ALL CONTRIBUTING PROPERTIES.

**BUILDING INFORMATION
(CONTRIBUTING BUILDINGS ONLY)**

1 Number of stories

PLAN

- Square or rectangular**
L-Plan or Asymmetrical

FOUNDATION


- ☒ Pier and beam (raised above grade)
☐ Slab

EXTERIOR WALLS

- ☐ Wood
☐ Stucco
☐ Stone
☐ Brick
☐ Synthetic siding _____ (type)

ROOF TYPE

- ☐ Gable
☐ Hipped
☐ Flat
☐ Gambrel
☐ Dormers _____ (type)
☐ Other _____ (type)

-  Exposed rafter ends
Brackets

ROOF MATERIALS

- ☐ Composition shingles
☐ Tile
☐ Metal
☐ Other _____ (type)

WINDOWS

- ☒ Wood or vinyl clad sash
☐ Aluminum sash
☐ Steel
☐ Decorative screens

WINDOW CONFIGURATION

- ☐ 1/1 Double Hung
☐ Multi-life Double Hung over
☐ Picture Window
☐ Steel Casement
☐ Wood Casement

Notes:

DOOR FEATURES

- Panel(s) Glazing Transom Sidelights

Votes:

FRONT PORCH

- None
Full-width
Partial-width
Inset
Wraparound

PORCH ROOF

- | | |
|--------------------------|--------|
| <input type="checkbox"/> | Gabled |
| <input type="checkbox"/> | Hipped |
| <input type="checkbox"/> | Shed |

PORCH POSTS

- ☒ Full height
☐ On pier _____ (pier material)
☒ Turned wood
☐ Square wood
☐ Wrought iron
☐ Metal

PORCH RAILINGS

- | | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | None |
| <input checked="" type="checkbox"/> | Turned wood |
| <input type="checkbox"/> | Square wood |
| <input type="checkbox"/> | Metal |

Railings on side of porch only—not original.

LANDSCAPE FEATURES

- ☐ Fence _____ (material)
 _____ (height)
- ☐ Wall _____ (material)
 _____ (height)
- ☐ Other _____

OUTBUILDINGS

- ☐ Detached single-story garage
☐ Garage apartment (2-story)
 _____ Wall material
 _____ Roof material
 _____ Roof type

- ☐
- Other

DRIVEWAY MATERIALS AND CONFIGURATION

Concrete: in rear.